

Summary of Proposed Agricultural Exemptions (Inland)

Grading Activity	Exempt	Ag Grading	Alternative Review	Grading Permit	Variance	Notes
Current Permit Level		Level 1 or 2	Level 3	Level 4		
CROP PRODUCTION AND GRAZING						
Ongoing crop production	☐●					22.52.070B.11
Ongoing grazing/rangeland management	☐●					22.52.070B.11
New fields crop production and grazing – slopes of less than 30 percent		☐●				22.52.070C.2.a
Creating hillside benches or other orchard and vineyard improvements over 30 percent slopes			☐●			22.52.080B.1
New fields for crop production (other than orchards/vineyards) and grazing over 30 percent				☐●		
Removal of less than ½ acre of native vegetation for rangeland management (new)	☐●					22.52.060A.3
Removal of ½ acre or more of native vegetation for rangeland management (new)	☐		●			22.52.060A.3 / 22.52.080B.2 <u>Note:</u> This applies even if not moving 50 cubic yards
INFRASTRUCTURE						
Routine maintenance of roads, pipelines, etc.	☐●					22.52.070B.12
Installation of water pipelines / irrigation	●	☐				22.52.070B.13
Constructing waste management systems			☐●			22.52.080B.9
Constructing a small reservoir		☐●				22.52.070C.2.c
Constructing a larger reservoir – not in a stream			☐●			22.52.080B.4
Constructing a larger reservoir – in a stream			●	☐		22.52.080B.4 –CEQA review by Fish and Game

□ Current Ordinance Requirement (Inland)

● Proposed

○ Proposed (in certain limited cases)

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<i>Current Permit Level</i>		<i>Level 1 or 2</i>	<i>Level 3</i>	<i>Level 4</i>		
New agricultural road – less than 16 feet wide		□	●			22.52.080B.3
New agricultural road – more than 16 feet wide			□●			22.52.080B.3
New road proposed to serve a structure				□●		Note 1
Conversion of pre-existing agricultural road to a road intended to serve a permitted structure				□●		Note 1
CONSTRUCTION						
Roads/building pad for a structure – less than 30 percent slopes				□●		Note 1
Roads/building pad for a structure – 30 percent or greater slope				□	●	Grading Permit required after Variance approval
MISCELLANEOUS ENHANCEMENTS						
Recreational trails		□	●			22.52.080B.8
Conservation and enhancement; streambank restoration; upland restoration	○	□	●			22.52.070B.7; 22.52.080B.5, 6, 7
Maintenance of a drainage channel	●	□				22.52.070B.12
Clearing vegetation for a firebreak	□●					Must adhere to Cal Fire recommendations
SPECIALIZED USES						
Nursery specialties				□●		
Equestrian facilities				□●		

NOTES

1. Could trigger land use permit requirements outside of the Agriculture land use category depending on use and amount of disturbance.
2. All site work that involves less than 50 cubic yards (cumulative) and does not involve work in a watercourse would not constitute “grading” under the proposed ordinance and thus would not require a grading permit or qualification under the exemption criteria. The one exception to this is if ½ acre or more of native vegetation is proposed to be removed for rangeland management purposes.

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What do you have to do?

- Exempt
 - May complete the proposed grading without prior authorization from the County.
 - Applicant/owner is responsible to check on permitting requirements from other local, state, and federal agencies.
 - Applicant/owner is responsible to use appropriate practices to ensure against erosion and sedimentation impacts.
- Agricultural Grading
 - Fill out a form and submit to Planning and Building. No review/approval process necessary. Form may be submitted online.
 - Applicant/owner is responsible to check on permitting requirements from other local, state, and federal agencies.
 - Applicant/owner is responsible to use appropriate practices to ensure against erosion and sedimentation impacts.
- Alternative Review
 - Fill out a form and submit to Planning and Building for verification.
 - Apply to NRCS or RCD for alternative review.
 - NRCS/RCD to make a determination that they can process the proposal within 60 days.
 - Agricultural Commissioner consent required (roads and ponds only).
 - Preparation of plans – up to the discretion of NRCS or RCD.
 - NRCS/RCD submits a final report.
- Grading Permit
 - Prepare grading, drainage, and erosion and sedimentation control plans.
 - Submit plans to the County along with an application and fees.
 - If CEQA environmental review is triggered (10 percent + slopes), you may be asked to provide technical reports (e.g. archaeology, biology, etc.).
 - Once permit is issued, grading may begin in accordance with the approved plans.
 - Inspections to occur as prescribed in the ordinance.
 - All post-construction erosion/sedimentation control measures to be in place prior to final inspection.
- Variance
 - Prepare preliminary grading, drainage, and erosion and sedimentation control plans.
 - Submit plans to the County along with an application and fees.
 - CEQA review may require that you provide technical reports (e.g. archaeology, biology, etc.).
 - Planning Commission hearing required for approval.
 - Once approved, you may apply for a grading permit.